

JASPER REDEVELOPMENT COMMISSION

Minutes of the Meeting – August 4, 2015

The Jasper Redevelopment Commission met on Tuesday, August 4, 2015, in the Council Chambers of City Hall located at 610 Main Street. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President John Bell called the meeting to order at 8:00 a.m.

ROLL CALL

President John Bell	present
Vice President John Schroeder	present
Secretary John Kahle	present
Member Andrew Seger	present
Member Ray Howard	present
Non-voting advisor Bernie Vogler	present

Renee Kabrick - Commission's Attorney	present
Kathy Pfister - Recording Secretary	present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Andy Seger made a motion to approve the Commission's minutes as presented from the July 7, 2015 regular meeting. Ray Howard seconded it. The motion carried 5-0.

RFP FOR DOWNTOWN PROJECT

Attorney Kabrick presented the final Request for Proposal (RFP) document to the board members for the downtown project, although there were some tweaks to the timeline. The deadline for submittal will be Tuesday, September 1, 2015. The project team interviews will be held sometime between October 1-31, 2015; with final selection on December 1, 2015.

Following some discussion, Secretary Kahle made a motion to approve the Request for Proposal for the Downtown Project, which will include the Courthouse Square, the one block of Main Street north and south of the Square, the one block of Sixth Street east and west of the Square and the alleyways within that area. Ray Howard seconded it. Motion carried 5-0.

TIF ANNUAL REPORT PREPARATION

Clerk-Treasurer Juanita Boehm appeared before the board to explain the tax increment finance (TIF) annual report, which is a required document to be completed and submitted to the Common Council by August 1 of each year. The document includes the amount of revenue spent on the TIF district, a list of all parcels, the base assessed value and the incremental assessed value as of March 1, 2014 (base year).

Following some discussion, Andy Seger made a motion to approve the TIF annual report dated July 29, 2015. Vice President Schroeder seconded it. Motion carried 5-0.

REDISTRICIT OF TIF AREA FOR POTENTIAL RIVERFRONT REDEVELOPMENT

Ed Curtin, of CWC Latitudes, was present on behalf of a client interested in developing the Jasper Cabinet property and asked the board to consider creating a separate tax increment finance (TIF) district around that area. Detailed plans have not yet been created, but the developer is seeking to make the site a mixed-use property, with commercial areas and housing.

Although there have been negotiations with the current owner, Jerry Fuhs, the potential developer is waiting for the board's approval in establishing the property as its own TIF district before investing more money in plans for development of the building.

Mr. Curtin said the developer is considering getting bonds for the project. Creating a separate TIF district would mean that the tax revenue captured in that district would go back to improvements in the district, including paying off construction bonds and would also ensure that revenue captured from other properties would not be used for those bonds.

After receiving favorable remarks from the board, Attorney Kabrick said a declaratory resolution will be presented at the September 1, 2015 meeting regarding the new TIF area.

ADJOURNMENT

With no more discussion, a motion was made by Secretary Kahle and seconded by Andy Seger to adjourn the meeting. The motion carried 5-0, and the meeting was adjourned at 8:40 a.m.

John Bell, President

Attest:

John Kahle, Secretary

Recording Secretary, Kathy Pfister